017.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,300 / 746,300
					USE VALUE:	746,300 / 746,300
					ASSESSED:	746,300 / 746,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	186 LAKE STREET REALTY TRUST
Owner 2:	
Owner 3:	
Street 1:	186 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GREENE HERMAN L & MARCIA U -
Owner 2:	-
Street 1:	186 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1828 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4476.000	347,200		399,100	746,300
Total Card	0.103	347,200		399,100	746,300
Total Parcel	0.103	347,200		399,100	746,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.26 /Parcel: 408.26

Legal Description

User Acct: 12042

GIS Ref:

GIS Ref:

Insp Date: 04/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 017.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	347,200	0	4,476.	399,100	746,300		Year end	12/23/2021
2021	101	FV	337,000	0	4,476.	399,100	736,100		Year End Roll	12/10/2020
2020	101	FV	337,100	0	4,476.	399,100	736,200	736,200	Year End Roll	12/18/2019
2019	101	FV	253,100	0	4,476.	424,000	677,100	677,100	Year End Roll	1/3/2019
2018	101	FV	253,100	0	4,476.	309,300	562,400	562,400	Year End Roll	12/20/2017
2017	101	FV	253,100	0	4,476.	269,400	522,500	522,500	Year End Roll	1/3/2017
2016	101	FV	253,100	0	4,476.	229,500	482,600	482,600	Year End	1/4/2016
2015	101	FV	247,100	0	4,476.	224,500	471,600	471,600	Year End Roll	12/11/2014

!1451!

PRINT

Date	Time
12/29/21	20:00:14

LAST REV

Date	Time
05/17/18	09:43:36
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1451

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENE HERMAN L	40989-260		9/24/2003	Family	1	No	No		
	13442-664		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2003	82	Alterati	4,484					
7/24/1997	430		1,600					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Meas/Inspect	372	PATRIOT
9/29/1999	Meas/Inspect	267	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12042
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4476		Sq. Ft.	Site		0	80.	1.11	1			Med. Tr	-10					399,082						399,100	

Total AC/HA:	0.10275	Total SF/SM:	4476	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,082	Spl Credit		Total:	399,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22439814
Const Adj.:	0.97029907
Adj $ / SQ:	154.444
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426475
Depreciation:	79324
Depreciated Total:	347150

COMMENTS

dble sink scuttle.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

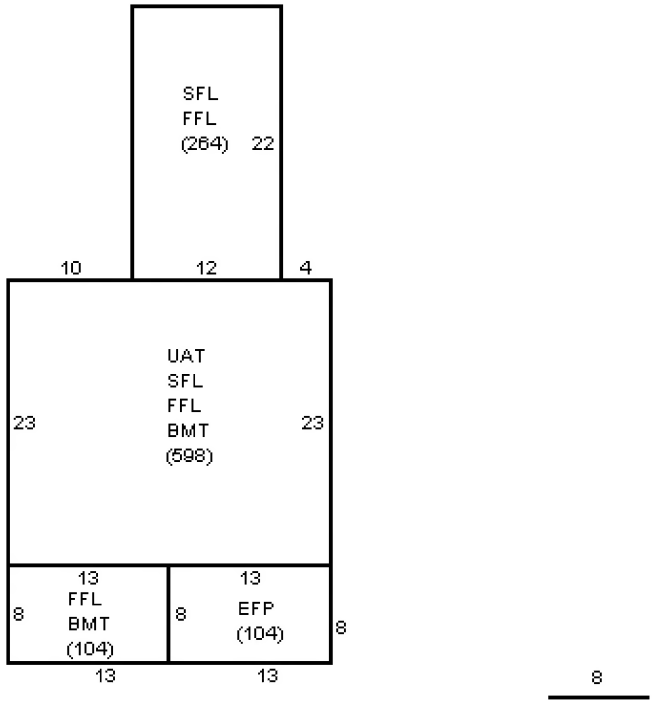
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	154.44
Special Features:	0	Val/Su Net:	124.71
Final Total:	347200	Val/Su SzAd	189.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	966	154.440	149,193
SFL	Second Floor	862	154.440	133,131
BMT	Basement	702	46.330	32,526
UAT	Upper Attic	150	61.780	9,236
EFP	Enclos Porch	104	51.820	5,389

Net Sketched Area:	2,784	Total:	329,475
Size Ad	1828	Gross Area	3232	FinArea	1828
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

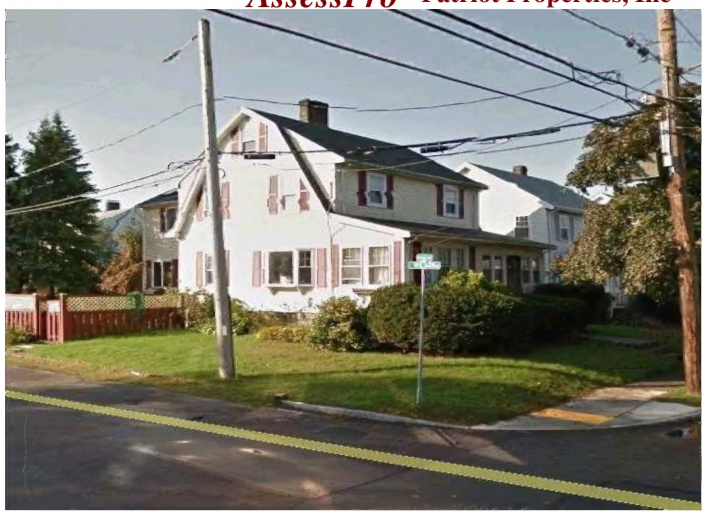
SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc